

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 17, 2005

ITEM No. 7

| | | | |
|------------------------------|---|---------------------------|--|
| CASE NUMBER/ PROJECT NAME | 66-DR-2005 J W Harris Building Remodel/Addition | | |
| LOCATION | 3944 N Marshall Way | | |
| REQUEST | Request approval of a site plan, elevations, and landscaping to remodel an existing building, including showroom expansion and addition of a residential component. | | |
| OWNER | J. W. Harris, Inc. 480-947-3741 | ENGINEER | Gookin Engineers 480-947-3741 |
| ARCHITECT/ DESIGNER | Kendle Design Collaborative 480-951-8558 | APPLICANT/ COORDINATOR | Brent Kendle Kendle Design Collaborative 480-951-8558 |

BACKGROUND **Zoning.**

The site is zoned C-2 / DO (General Commercial / Downtown Overlay). The C-2 / DO zone allows for a range of uses including business professional office, retail, gallery, and restaurant uses. The Downtown Overlay allows residential housing.

Context.

The site is located on the southeast corner of Marshall Way and 1st Avenue.

Adjacent Uses:

- North: A mixture of commercial businesses in either the C-2/DO zone, or the D-RS1 / DO zone.
- South: A mixture of commercial businesses in the C-2 / DO zone.
- East: A mixture of commercial businesses in the C-2 / DO zone.
- West: A mixture of commercial businesses in the C-2 / DO zone.

APPLICANT'S PROPOSAL

Applicant's Request.

The applicant is requesting approval of a site plan, elevations, landscape plan, building materials and colors for a proposed expansion/remodel of an existing building at the southeast corner of N. Marshall Way and E. 1st Avenue.

Development Information:

- Existing Use: Office & Showroom (Furniture)

- Proposed Use: Office, Showroom (Furniture), and Residential
- Parcel Size: 12,751 Square Feet
- Existing Building Size: 4843 Square Feet
- Proposed Building Size: 7534 Square Feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 34 Feet
- Parking Required: One (1) Space
- Parking Provided: One (1) Space
- Open Space Required: Not applicable in the Downtown area.
- Open Space Provided: Not applicable in the Downtown area.
- FAR Allowed: 0.8
- FAR Provided: 0.6
- Number of Residential Units: 1
- Density: 3 Dwelling Units/Acre

DISCUSSION

The applicant is proposing to substantially remodel and expand the existing office and showroom of an existing furniture store. The building will now cover nearly the entire site, with one handicapped accessible parking stall located on the site fronting E. 1st Avenue. There will also be a softening of the façade along both street frontages (E. 1st Avenue & N. Marshall Way) with landscaping. The existing brick pavers on the site will be reused to provide pedestrian entrance points to the new structure.

Proposed Building Materials / Colors

1. Building façade: Smooth sand finish synthetic stucco, Benjamin Moore Integral Color
2. Railing: Decorative Iron Guardrail: Dark Bronze
3. Coping along roofline: Precast to match building, Benjamin Moore Integral Color
4. Stone Accents: Dark Beaumanier Limestone to be placed as columns framing the windows

Proposed Landscape

Along First Avenue, the applicant is proposing primarily brick pavers, with palm tree planting areas between the large window recesses in the building. At the corner of the building (Corner of N. Marshall Way and E. 1st Avenue) there are two large, existing trees (Carob and Sisso), and the applicant is proposing a myriad of shrubs and groundcover to soften the building, including (but not limited to) Bush Morning Glory, Penstemon, and seasonal annuals. On N. Marshall Way, the palate will continue, with existing Carob and Sissoo trees, and the same palate of shrubs and annuals. The proposed walkways from the sidewalk to the structure will be brick pavers.

Architectural Style

The applicant is proposing a sand stucco structure with recesses and projections for windows and doorways, which will extend approximately half of the overall height, or 17 feet, on both the north and east elevations (The two facing the respective streets). The building is articulated with coping and enhancements to break the façade.

OTHER BOARDS AND COMMISSIONS

Not applicable. The Development Review Board approval is final in this matter unless a timely appeal is filed with the City Clerk of the City of Scottsdale.

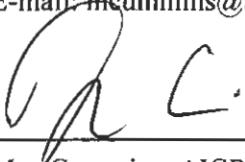
STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

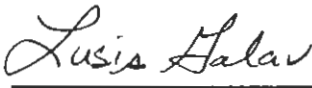
STAFF CONTACT(S)

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APPROVED BY



Mac Cummins, AICP
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

JW Harris

Project Narrative

For years JW Harris Inc has been making its mark in the design world providing specialty furniture and design services. Renowned for their artistry and creative touch, they have brought inspiration and a refined sense of style to homes throughout the valley. However, they have had to carry on this distinctive work from a relatively non-descript building located in an otherwise high-profile area of downtown Scottsdale. Located at the corner of 1st avenue and Marshal way their building is a collision of an old town Scottsdale residence and a number of odd additions and renovations. The net result is a rather confused architectural presence complete with exposed mechanical units. In addition to having a piecemeal architectural image, the Harris building is programmatically deficient. The hodgepodge of spaces is inadequate to serve the needs of JW Harris Inc. This deficiency impedes JW Harris from competing in and contributing to the design identity of Scottsdale. The planned renovation will rectify both of these issues.

The first phase of the renovation will expand the showroom dramatically. The new showroom space will be luxuriously open and filled with soft daylight filtered thru the 3 cupolas above and the 3 sets of French doors. These doors will open the space up to the outdoors and create an inviting "open to the public" atmosphere. In addition to expanding the square footage of the building, phase I adds to the character of the building and is sensitive to the evolving context. The renovated building will establish its unique identity dressed elegantly in contemporary Santa Barbaran vestments. Embraced by an intelligently designed desert landscape, the renovated property addresses the street and maintains a pedestrian scale.

Phase II of the renovation augments existing office space while adding variety to the project by creating a private residence. With savoir-faire, this new residence gives a nod to the residential history of the area and the site. Once renovated, the JW Harris building will be a sophisticated compliment to the aesthetics, scale, and use of the developing design corridor of Scottsdale.



Q.S.
35-48

G.I.S. ORTHOPHOTO 2003

Raintree Auto Body

39-DR-2005

ATTACHMENT #2



Q.S.
35-48

G.I.S. ORTHOPHOTO 2003

Raintree Auto Body

39-DR-2005

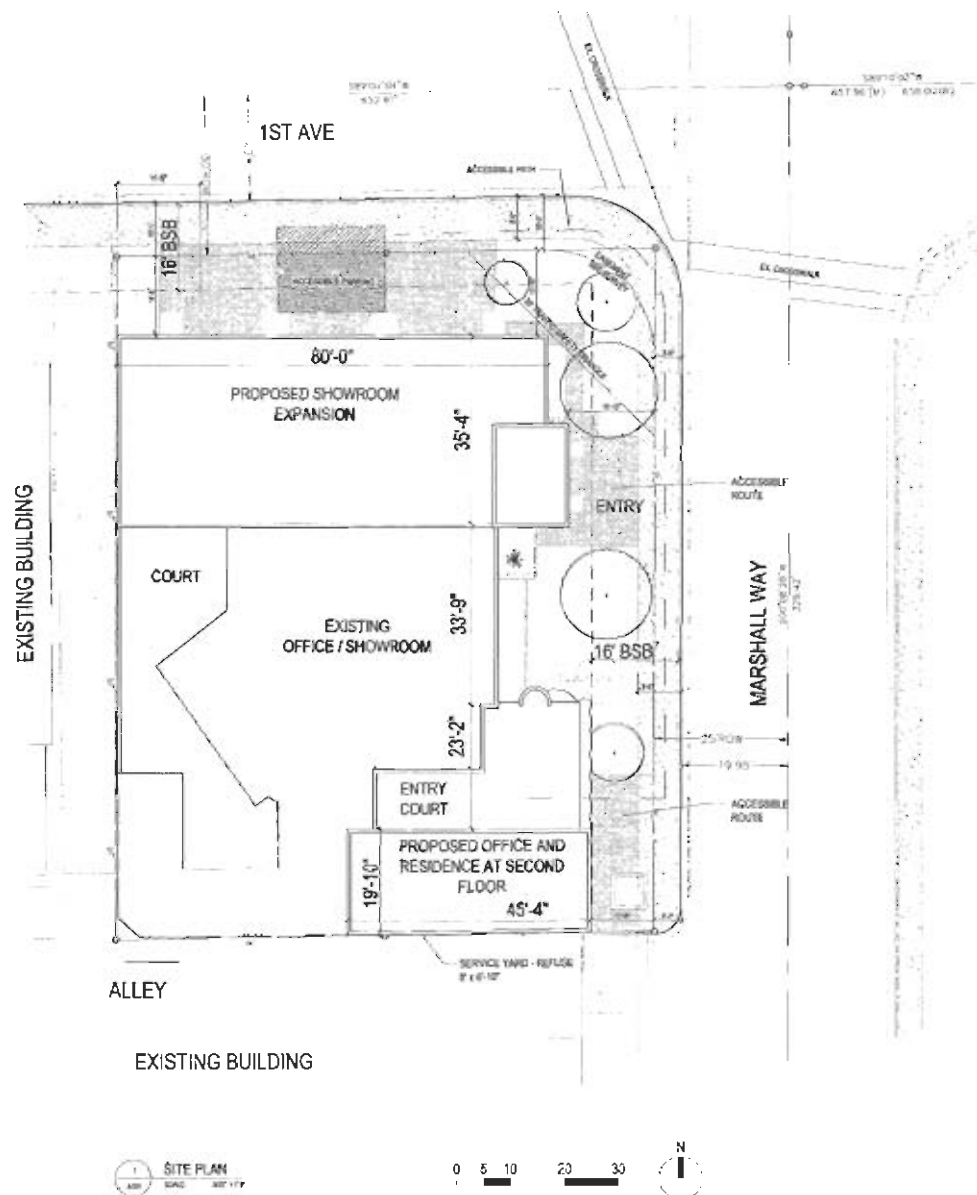
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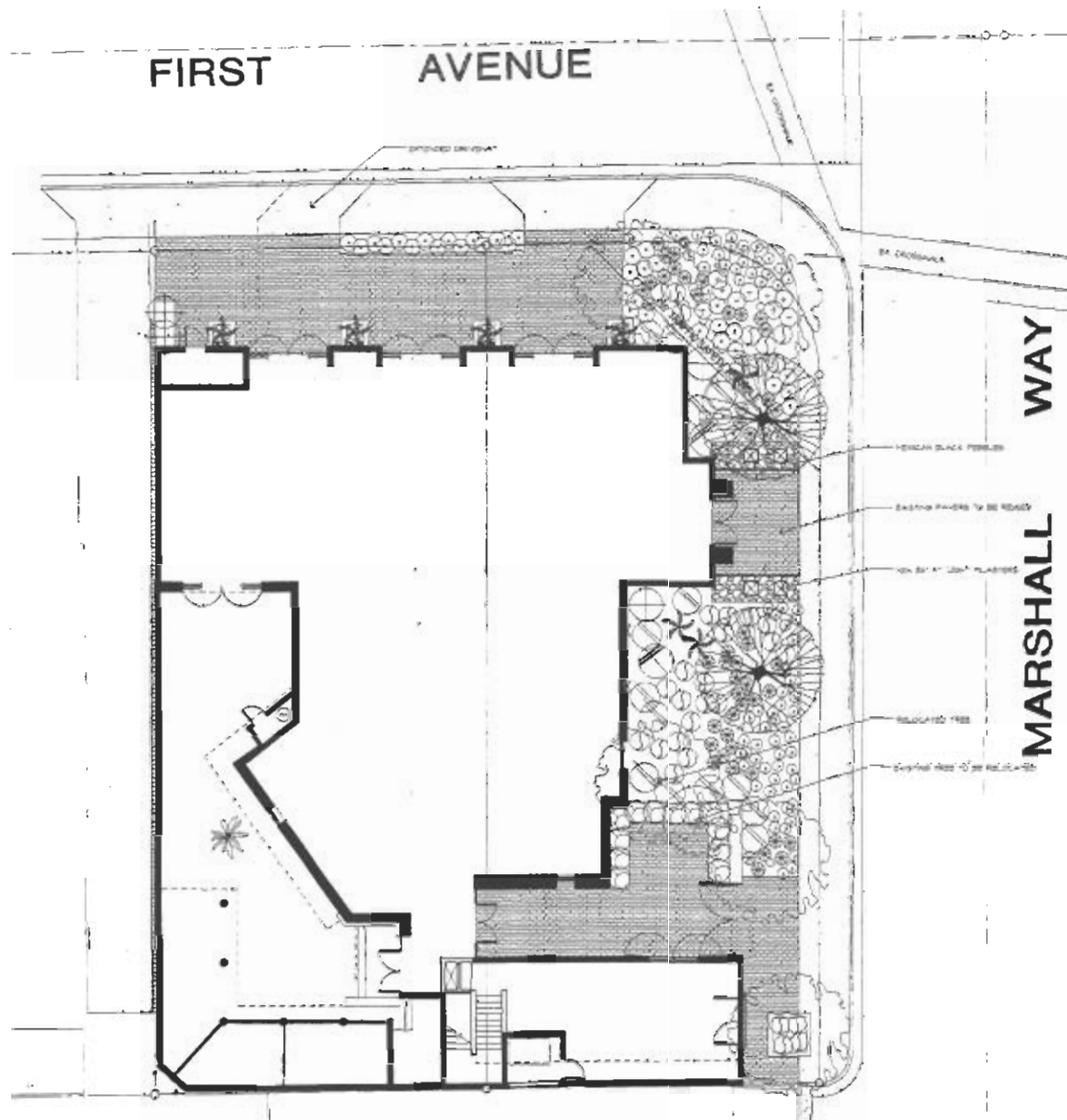


66-DR-2005

ATTACHMENT #3

I





PLANTING LEGEND

| BOTANICAL NAMES | COMMON NAMES | QTY. | SIZE | REMARKS |
|--------------------------------------|---------------------|------|-----------------------------|---------------------------|
| TREES | | | | |
| COBOLINA OLIVA EXISTING TO REMAIN | CANDY TREE | 2 | EXISTING TO REMAIN | EXISTING TO REMAIN (1) |
| CHALCOPHORA EXISTING TO REMAIN | SHRUB TREE | 4 | EXISTING TO REMAIN | EXISTING TO REMAIN (1) |
| SHRUBS | | | | |
| DODONAEA VISCOSA | KOPPEE | 4 | 5 GAL. | (1) |
| REODIA SP. | YELLOW BELLS | 2 | 5 GAL. | (1) |
| CONVOLVULUS CRISTATUS | BURGER'S BLOOM | 32 | 5 GAL. | (1) |
| PORTULACA SP. | PORTULACA | 10 | 5 GAL. | (1) |
| RUBENHARTIA SP. | BUSH ROSEMARY | 4 | 5 GAL. | (1) |
| RAVENSBRUGIA SP. | HEAVELY BARKED | 12 | 5 GAL. | (1) |
| SPYRACUS SP. | YUCCA | 16 | 5 GAL. | (1) |
| MAINTIA SP. | MAINTIA | 20 | 5 GAL. | (1) |
| VINES | | | | |
| BOURNAVILLEA SP. | BOURNAVILLEA | 2 | 5 GAL. | (1) |
| ROSA SP. | ROSA | 4 | 5 GAL. | (1) |
| PAVIA | | | | |
| SPYRACUS SP. | SPYRACUS | 1 | EXISTING TO BE RELOCATED | |
| GROUND COVER | | | | |
| ARISA SP. | WILD BARKED FLOWERS | 5 | PLANT | (1) |
| SAZAN SP. | SAZAN | 2 | 5 GAL. | (1) |

NOTES

REMOVE ALL EXISTING PAUL TREES FROM THE PLANTING OF BUILDING

(1) 5 GAL APPROVED THE LOW WATER USE LIST BY THE ARIZONA DEPARTMENT OF WATER RESOURCES

JOSE G. AGUIRRE



J. W. HARRIS BUILDING

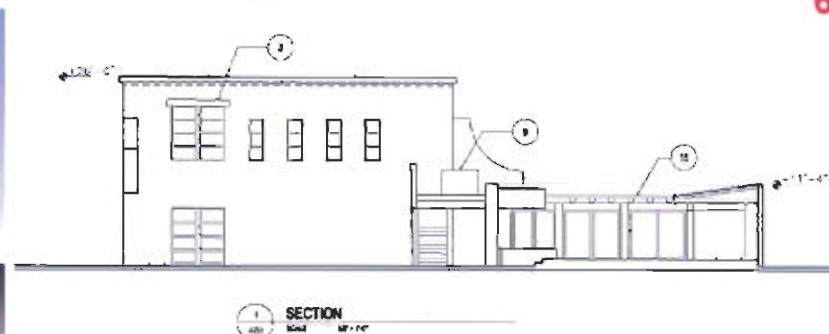
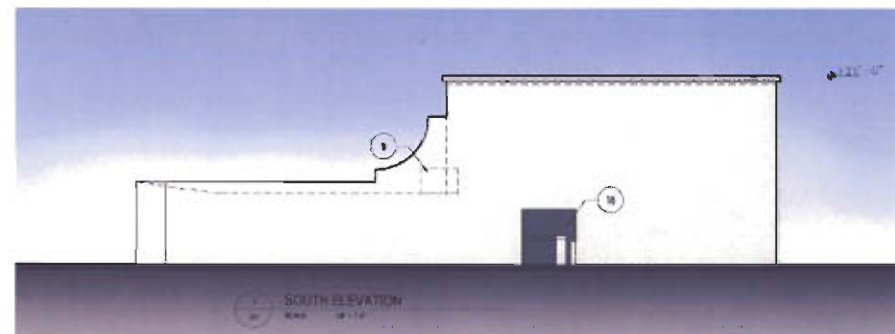
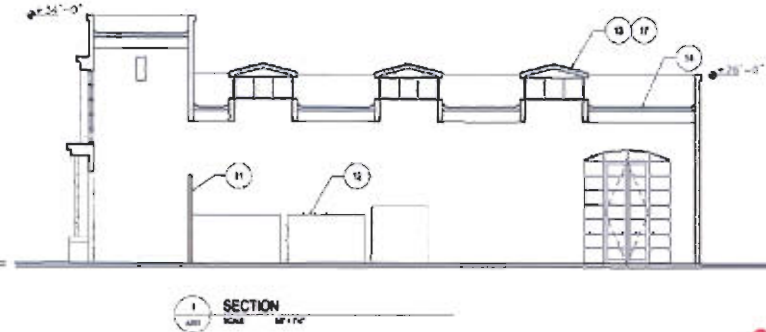
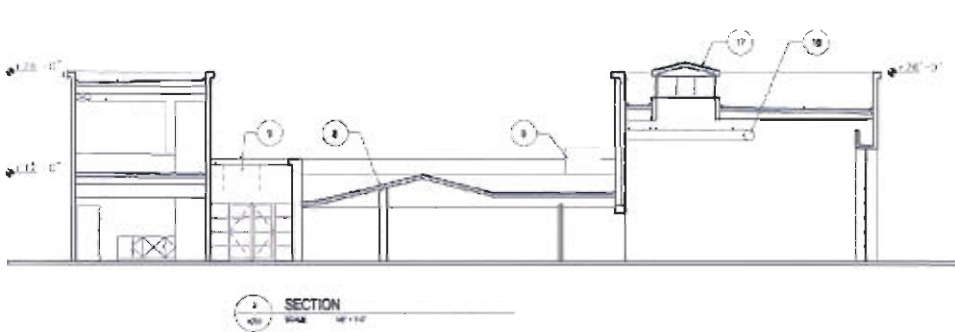
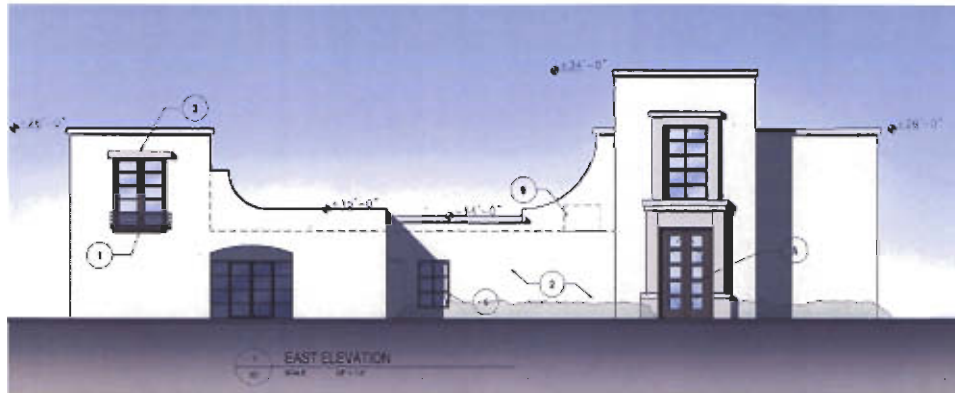
3944 N. MARSHALL WAY
SCOTTSDALE, ARIZONAPRELIMINARY
LANDSCAPE PLAN66-DR-2005
09/13/05STIPULATION SET
REMAIN FOR RECORD

LA-1

PRELIMINARY LANDSCAPE PLAN

C:\Projects\Pros05\JWHarris\Landscape\A0.dwg, 9/13/2005 6:56:48 AM, HP DesignJet 500 24 by HP

SCALE: 1/4" = 1'-0"



KEYNOTES

- 1 NEW DECORATIVE IRON GAUZE RAIL - COLOR TO MATCH DARK BRONZE
- 2 NEW SYNTHETIC STUCCO, INTEGRAL COLOR, BENJAMIN MOORE #955, SMOOTH SAND FINISH (TYP.)
- 3 NEW DECORATIVE MASONRY LINTEL, PAINT TO MATCH BUILDING, BENJAMIN MOORE #955
- 4 NEW WINDOW, CLEAR GLAZING, FRAMES, DARK BRONZE FINISH
- 5 NEW STONE ACCENT, DARK BEAUMANN LESTONE
- 6 NEW WEATHERED WOOD DOORS
- 7 NEW OVERFLOW SCUPPER W/ STONE ACCENT
- 8 EXISTING ROOFLINE
- 9 EXISTING MECHANICAL UNIT

- 10 EXISTING EXPOSED MECHANICAL DUCTWORK
- 11 NEW WALL, TENANT IMPROVEMENT
- 12 EXISTING OPENINGS
- 13 NEW PAINTED METAL ROOFING, MATCH BUILDING COLOR, BENJAMIN MOORE #955
- 14 NEW FOAM ROOFING (TYP.)
- 15 EXISTING COURTYARD TO REMAIN AS IS
- 16 NEW PRECAST COPING, PAINT TO MATCH BUILDING, BENJAMIN MOORE #955
- 17 NEW CLERESTORY
- 18 NEW SERVICE YARD



JW HARRIS
3844 N MARSHALL WAY
SCOTTSDALE AZ 85251

66-DR-2005
09/27/05

This drawing is not to be used to duplicate without the written consent of K&C Design Collaborative. The design, program, and construction of this building is the property of K&C Design Collaborative.

ELEVATIONS
AND SECTIONS

A201

J. W. Harris Building
3944 N. Marshall Way
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
existing
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☐ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☒ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☐ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

ATTACHMENT A

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: TBD by product SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: J. W. Harris Building Remodel/Expansion 66-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevation sheet A201 submitted by Kendle Design Collaborative with a staff receipt date of 9/27/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan sheet AS101, submitted by Kendle Design Collaborative with a staff receipt date of 9/27/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Jose G. Aguirre Design Group with a staff receipt date of 9/13/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of any new service entrance section(s), if exterior, shall be flush with the building façade and painted to match the building. The location shall be chosen to minimize the visibility from adjacent street frontages.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Dooley wall fencing shall not be allowed.

SITE DESIGN:

DRB Stipulations

7. *If the refuse handling facilities are redesigned or relocated, a Staff Approval application or new DRB approval will be required prior to the approval of any final plans documents.*

LANDSCAPE DESIGN:

DRB Stipulations

8. *No ground cover, succulent, shrub, or accent plant species with a maximum regional height growth habit greater than two feet shall be placed within any site visibility triangle defined by the City of Scottsdale*

ATTACHMENT B

Design Standards and Policies Manual. Triangles shall be applied at the intersection of all public Rights of Way, including alleys, and at the intersection of site driveways with public Rights-of-Way.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

9. *In accordance with written applicant intent, no new lighting is approved with this submittal. Any subsequent addition of lighting shall require a staff approval or Development Review Board approval.*

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

10. No exterior vending or display shall be allowed.
11. Flagpoles, if provided, shall be one piece, conical, and tapered.
 1. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

12. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
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DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

13. A final drainage statement shall be submitted to discuss drainage design and stormwater management of the proposed improvement.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage statement and plan.

Ordinance

- A. Prior to final plan submittal, a Stormwater Storage Waiver Request shall be submitted to One Stop Shop for review and approval by the City's Stormwater Management.
- B. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage statement, subject to City staff approval.
- C. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- D. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Streets and other related improvements:**

| STREET NAME | STREET TYPE | R.O.W. DEDICATION | ROADWAY IMPROVEMENT | CURB TYPE | BIKE PATH, SIDEWALK, TRAILS |
|------------------------|--------------------|----------------------------|----------------------------|------------------|------------------------------------|
| 1 st Avenue | Residential | 30' Half Street (existing) | Existing | Existing | Existing |
| Marshall Way | Residential | 25' Half Street (existing) | Existing | Existing | Existing |
| | | | | | |

DRB Stipulations

14. Any modification to the driveways and access to the site shall be reviewed and approved by final plan review staff.

Ordinance

- E. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:**DRB Stipulations**

15. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
16. A sidewalk easement shall be dedicated to the City for the portion of the public sidewalk located in the private property.

Ordinance

- F. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

17. Sight distance easements shall be dedicated over sight distance triangles.
- Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
18. Vehicular Non-Access Easement:
- Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Marshall Way and 1st Avenue except at the approved driveway location.
19. Indemnity Agreements:
- When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**G. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

H. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

I. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:**DRB Stipulations**

- J. One refuse enclosure is required for this site. Refuse enclosure shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures. Applicant shall provide a written approval from Mark Powell, City of Scottsdale's Sanitation Division, at 480-312-5610 for any exceptions to this requirement.

20. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance**K. Refuse enclosures are required as follows:**

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

L. Underground vault-type containers are not allowed.

- M. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- N. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 21. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****Ordinance**

- O. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

Private Sewer System

- 22. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

- 23. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

LOCATION & CLEARANCE.

- P. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

As-Built Plans.

- 24. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- Q. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]